

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Blackburn

\*\*\* BUILD COMPLETE APPROX NOVEMBER/DECEMBER 2024 \*\*\* PLOT 167 \*\*\*

This home offers a practical layout catering to families of all sizes, with adaptable bedrooms and complete with driveway and detached garage.

The heart of this family home is the large kitchen with dining area - perfect space for creating family favourites and enjoying gatherings for celebrations.

The living room is the ideal place to relax, with ample sofa space and French doors opening to the south facing garden so you can watch the children playing whilst putting your feet up.

Upstairs has two double and two good sized smaller bedrooms giving everyone their own space, or if you're looking for flexibility you could turn one of these smaller rooms into a playroom or home office. The main bedroom is also enhanced by a private en-suite shower room so you can get ready in peace in a morning.

Tenure: Freehold  
Estate management fee: £111.00

- Breakfast Bar In The Kitchen
- Green Space To The Side Of The Home
- Solar PV Panels
- Family Home
- Cloakroom In The Hallway
- Driveway And Detached Single Garage
- Triple Glazing
- Living Room Leads To The Garden
- Storage On Both Floors

**Chain Free £314,995**

# Broken Stone Road, Blackburn

## Ground Floor

### Lounge

11'4" x 19'11" (3.46 x 6.09)

### Kitchen/Diner

11'8" x 19'11" (3.58 x 6.09)

## First Floor

### Master Bedroom

11'6" x 9'11" (3.52 x 3.03)

### Second Bedroom

11'11" x 9'8" (3.64 x 2.95)

### Third Bedroom

8'2" x 10'0" (2.51 x 3.05)

### Fourth Bedroom

11'7" x 7'4" (3.54 x 2.25)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
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